

CITY OF KETTERING
CITY COUNCIL
WORKSHOP MINUTES
November 26, 2024

The Council of the City of Kettering, Ohio, met in a workshop session on Tuesday, November 26, 2024, in the Deeds Conference Room, Kettering Government Center, 3600 Shroyer Road. The meeting came to order at 6:00 p.m.

Council members present included Mayor Lehner (via Zoom teleconference), Vice Mayor Fisher, Ms. Duvall, Mr. Scott, Mr. Sullivan and Mr. Suddith. Mrs. Hall had an excused absence.

Staff members present included City Manager Matt Greeson, Assistant City Manager Steve Bergstresser, Assistant City Manager Bryan Chodkowski, Law Director Ted Hamer, Planning & Development Director Tom Robillard, City Planner Ryan Homs, Communications and Engagement Manager Amanda Harold, and Clerk of Council Amy Hayslip.

Mr. Sterling Abernathy was also in attendance.

Mr. Greeson commented that tonight's presentation on the Comprehensive Plan update was going to be given by Mr. Robillard and Mr. Homs. The MKSK staff was unable to attend due to a medical concern.

Mr. Robillard began the presentation.

What is a Comprehensive Plan?

A Comprehensive Plan is...

- + A study and inventory of major conditions and trends
- + A conversation about major issues and determining future investment needs
- + An opportunity to define a cohesive land use strategy for areas most susceptible to change
- + A guide for more detailed / nuanced decision-making to take place in the future
- + A basis for development and design decision making
- + An act of preparation

A Comprehensive Plan is not...

- + A zoning code update or re-write
- + A parcel-by-parcel master plan
- + A major departure from the community's values
- + A "copy and paste" of what other communities are doing

Comprehensive Plan vs Strategic Plan

Comprehensive Plan

- + Long term perspective (up to 20 years)
- + Focuses on sustained growth and development
- + Detailed blueprint for managing the city's physical and infrastructural development
- + Builds on strategic plans goals, but broader and more technical
- + Will shape the city's physical future, directing how space and resources will be utilized to accommodate growth and meet long term community needs

Strategic Plan

- + Short Horizon (3-5 years)
- + Focus on immediate priorities and initiatives

- + High-level framework, defines priorities and goals, rooted in the city’s vision, mission and values.
- + Sets the tone for how the community organization operates and evolves

Mr. Homsy continued with the presentation.

Project Schedule

Component 1

PROJECT LAUNCH – OCTOBER – NOVEMBER 2024

Project Kick-off Meeting

Communications & Engagement Brief
Review Existing Data, Reports, & Gather Base Mapping
Community Tour

Component 2

UNDERSTAND & ALIGN – NOVEMBER 2024 – JANUARY 2025

Steering Committee Meeting #1

Plan Alignment / Policy Matrix
Existing Conditions Research & Analysis
Focus Area/Sub-area Planning

Component 3

COMMUNITY ENGAGEMENT & ENVISIONING – FEBRUARY – JULY 2025

Stakeholder Focus Groups Meetings

Develop Project Website
Public Meeting #1: kick-off
Online Engagement - Surveys & Activities Engagement Summary
Draft Plan Vision & Framework
Steering Committee Meeting #2

Component 4

PLAN CREATION & FINALIZATION – MARCH – NOVEMBER 2025

Draft Plan Recommendations Focus Area/Sub-area Refinement Plan Recommendations Workshop
Public Meeting #2: draft plan recommendations
Implementation Plan Strategy Plan Refinement
Draft Plan Review Meetings
Public Meeting #3: plan open house Final Comprehensive Plan Document Executive Summary
Plan Adoption Assistance

Plan Building Blocks

What will make up the City of Kettering Comprehensive Plan

- Robust community engagement, a continued conversation
- Establishment of partnerships to ensure the long- term success of the plans outcomes
- Comprehensive community profile and understandings of the city systems today, and tomorrow
- Action items and strategies to address the community’s goals, values, and priorities
- Focus areas and implementation strategies to convey the vision of the city

Mr. Scott asked if we had good engagement and partnership from the community the last time the Comprehensive Plan was done? Mr. Robillard answered that we had four public meetings but did not have an online presence at that time.

Steering Committee

Role of a Steering Committee Member

- + Guide and advise the planning team
- + Provide feedback and ideas to ensure that the plan content is reflective of the community
- + Sounding board to review findings, concepts, strategies, and recommendations
- + Be an ambassador of the plan within the community
- + Participate in three meetings throughout the process
- + Meeting 1: *Project Kick-off*
- + Meeting 2: *Findings & Draft Framework*
- + Meeting 3: *Draft Plan Recommendations*

Community Engagement Approach

Who we will talk to and what we will do

Stakeholder

- + Groups of representatives who will engage in discussions centered around a particular topic to provide essential understanding and context for the Planning Team.

The Community

- + **Public Input Meetings:** The Planning Team will conduct three public workshops across the arc of the process to share the work process to date, have discussions with attendees, and gather community feedback.
- + **Project Website & Social Pinpoint:** The Planning team will create a Comprehensive Project website (Social Pinpoint Page) to maximize the project community outreach. The Social Pinpoint tool includes digital tools to enhance community and stakeholder engagement. These tools also help to reduce barriers to participation and drive more meaningful and diverse engagement.
- + **Social Media:** The Planning Team will provide a social media strategy to be used throughout the planning process

Focus Areas

The planning team will develop 3-5 focus areas looking into...

Analyze Susceptibility to Change - *retail market trends, age and conditions of buildings, proximity to transportation corridors, vacancy rates, and supporting data*

Evaluate Previous Investments - *identify areas where resources have already been allocated and determine whether those investments have catalyzed further development*

Engage Stakeholders and Learn from Local Perspectives

Ongoing Exercises for Direction and Growth - *continue to test, explore, and evaluate the right paths for redevelopment*

Next Steps

1. Steering Committee Finalization/Outreach – first meeting in January
2. Finalize Stakeholder roster
3. Continue existing conditions analysis – develop key takeaways
4. Host Community Meeting #1

Discussion was held among City Council and staff members present about the adoption process when the plan will go to the Planning Commission first to review and then be recommended to City Council to adopt the plan; the expected completion date which is estimated to be November 2025; if the comprehensive plan would clear the moratorium issues we have – the Zoning Code would need to be updated and the new regulations would need to reflect the changes before the moratoriums could be lifted; interest in seeing what the consultants determine – it could determine how we want to reinvest in Kettering.

Mr. Greeson thanked Mr. Robillard and Mr. Homsy for the presentation.

Mr. Greeson reviewed the Council Agenda.

Gas Aggregation: City Council has authorized staff to enter into a gas aggregation with MVCC if we as a city desire to. A gas rate is not as predictable as an electric rate. Some months the gas price may be lower than what the contracted aggregate price is as the gas rate fluctuates more. The consultant said the best time to request a quote for a gas aggregation rate would be in late winter or early spring. Mr. Greeson stated that he would need some direction from City Council within the next two weeks.

Ohio Police & Fire Pension Legislation: House Bill 296 and Substitute Bill 194. This Bill would increase the employer contributed from 19.5 percent to 24% phase in between now and 2029. The Ohio Municipal League is opposed to this Bill. This could have a large impact on city funds.

Priority Development & Advocacy Committee (PDAC): Mr. Greeson stated that the city did not submit a PDAC project this year, next year we will be in a better position to submit a project. PDAC is a regional process.

Mr. Bergstresser mentioned that we do have another funding source through ODOT's Pedestrian & Bicycle Special Solicitation Program. Authorization legislation to apply for this funding will be on the December 3 Council Meeting Agenda.

ODOT is looking for projects to fund that are either a short term infrastructure project or a long term infrastructure project. The city would like to apply for three projects. They are:

1. Far Hills Avenue (SR-48) Active Transportation Improvements – estimated local share \$631,866.00
2. Research Boulevard (SR-835) Shared Use Path – County Line to Sixth River - estimated local share \$177,077.31
3. Berwin Park Shared Use Path Connector – estimated local share \$99,000.

At 7:13 p.m., Mr. Suddith made a motion to enter Executive Session under Section 121.06 (k) of the Codified Ordinances for the purpose of: Personnel Matters and Conference with Attorney, seconded by Mr. Scott.. The motion passed unanimously upon roll call.

At 7:28 p.m., the Council exited Executive Session and went back on public record.

The City Council Workshop Meeting adjourned at 7:29 p.m.

ATTEST:

PEGGY LEHNER
MAYOR

AMY J. HAYSLIP
Clerk of Council